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## 10. APPENDIX

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### A. URBAN DESIGN ANALYSIS

#### 1. Permanent, Potential Change and Opportunity Sites (Map 3)

The first analysis map evaluated the existing buildings and sites as per the permanence of the development or the likelihood of change.

The following criteria established a scale to evaluate buildings and sites based on the perception of permanence. The Opportunity Site map illustrates permanent development, potential change areas and highlight opportunity areas.

##### a. Permanent (Hard, least likely to change):

- new or recent construction
- parking garage
- structure greater than 5 stories
- government facility
- building that unifies the design area
- religious or education-oriented use

##### b. Potential Change Sites (Semi-Hard/Semi-Soft):

- well maintained, low-scale building
- building with insufficient off-street parking
- lot adjacent to high-rise structure
- low-scale building in need of some repair
- underutilized property
- landscaped surface parking lot

##### c. Opportunity Sites (Soft, most likely to change):

- significantly underutilized property (economically, F.A.R.)
- surface parking lot
- building in need of substantial repair
- vacant structure
- unimproved lot
- site that detracts from the coherence of the design district.

Therefore, if a building or site is vacant or undeveloped, then it received the designation of most likely to change. On the other hand, if a building was recently constructed or greater than five stories, this structure was considered permanent or least likely to change.

This step was beneficial in determining which areas of the core need attention in terms of urban design and land use recommendations.

## 2. Proposed Design Areas

Each Design Area is defined by its form and image relationships to the study area and adjacent areas as well as to the street and open space networks. Each area was also evaluated for its future impact and each opportunity site was reviewed for its development potential. Then, opportunity sites were incorporated into design areas. The process created a variety of edge types and allows for future flexibility to adjust the edges.

The most significant design area is Central Towson which includes much of the street grid of the business core. The Fairmount/Dulaney Valley area includes all of the blocks along Fairmount Ave from Dulaney Valley Road to Bosley Avenue. East and Southwest transition areas were added because they are adjacent to the BM-CT district. The colleges were also identified as design areas because of their proximity to the commercial core.

The resulting Proposed Design Areas map delineates the following design areas:

- Central Towson
- Institutional Towson
- Government Campus
- York Road North
- York Road South
- Fairmount/Dulaney Valley
- East Towson Enhancement Area
- Southeast Transition
- West Transition
- East Transition, and
- Southwest Transition

## 3. Relationships to Streets and Open Space

Each design area and opportunity site was evaluated in terms of connection to the street and boulevard system and the open space network. The street system was reviewed in terms of the organization of the design areas.

The 300, 400, 500 blocks of York Road are the retail spine with an extension of this spine along Dulaney Valley Road to connect to the Towson Town Center Mall. Bosley Avenue, Fairmount Avenue, Goucher Boulevard and Towsontowne Boulevard form the overall organizing element connecting the neighborhoods to the commercial and government center. Washington

and Virginia Avenue potentially serve as significant pedestrian and vehicular linkages within the interior of the core. Joppa/Allegheny is a major east-west street predominantly along the ridge line. Along this route are the skyline forming buildings. York Road, north and south of the core, remains an important commercial street extending beyond the study area.

The open space concept is designed to provide landscape relief for the commercial, governmental and high-rise residential center. Landscaped boulevards and streets connect existing open and recreational spaces and link potential open spaces.

**B. HISTORIC BUILDING INVENTORY**

- A. National Register of Historic Places and Baltimore County Final Landmarks List.**  
Baltimore County Courthouse (1855)  
400 Washington Avenue  
Anneslie (c. 1855)  
529 Dunkirk Road  
Auburn House (rebuilt 1849)  
7310 Osler Drive
- B. National Register of Historic Places**  
Sheppard and Enoch Pratt Hospital (1862-91) and Gatehouse (1860)  
6510 N. Charles Street  
Towson Armory (1933)  
311 Washington Avenue
- C. Final Landmarks List**  
Aigburth Vale (Mansion and its 1868 Gatehouse)  
212 Aigburth Road  
Baltimore County Jail (1854 portion)  
Court House Court (formerly 201 Baltimore Avenue)  
Greenwood, or the Deford House  
6901 N. Charles Street  
Old Towson High School  
308 Allegheny Avenue  
Prospect Hill Cemetery  
York Rd at Washington Avenue  
Towson Police Station (1926)  
308 Washington Avenue
- D. 19th Century Structures**  
Woods Tenant House  
506 Greenwood Road  
Woods House  
1213 West Joppa (old street number)  
Gott's Hope (log house)  
507 Chestnut Avenue

Wier House  
     604 Chestnut Avenue  
 Union Hall (Babcock Memorial Church Manse)  
     1620 Loch Ness Road  
 Stange-Stansbury House  
     1610 Cottage Lane (near Union Hall)  
 Stone House (on Sheppard Pratt property)  
     7800 Osler Drive  
 The Casino (on Sheppard Pratt property, 1st occupational therapy  
     program)  
     6501 N. Charles Street  
 Schwartz Avenue (cluster of houses)  
     400 block south side  
 Dumbarton House  
     300 Dumbarton Road  
 Solomon Schmuck House (Jordelle)  
     617 York Road  
 Methodist Protestant Parsonage  
     (Delaware Avenue)  
     410 Delaware Avenue  
 Daniel Lee House  
     100 E. Pennsylvania Avenue  
 Chew House, Red Stone - Duplex  
     512-514 Virginia Avenue  
 Chew House, Blue Stone - Villa  
     518 Virginia Avenue  
 Ensor House (Restored  
     (After Recent Fire)  
     30 W. Pennsylvania Avenue  
 Trinity Church and Its Buildings  
     120 W. Pennsylvania Avenue  
 Calvary Parsonage  
     120 W. Pennsylvania Avenue  
 Mitchell House  
     706 Washington Avenue  
 Prospect Hill Cemetery  
     600 Block York Road  
 Shealey Cemetery  
     S/S Shealey Avenue  
 Odd Fellows Hall  
     511 York Road  
 Lee's Store  
     501-503 York Road  
 Tinsley Buildings  
     S/W Corner Baltimore Avenue  
 Guardian Title  
     121 Allegheny Avenue  
 Held's Bakery-Souris'  
     529 York Road and  
     1-3 Allegheny Avenue  
 A. Loose Building  
     527 York Road  
 Shealey-Hiss House  
     17 Allegheny Avenue

E. 20th Century Structures  
 Fellowship Forest  
     Off Hillen Road  
 Gunther House, Villa Assumpta  
     6401 N. Charles Street  
 Villa Madrid  
     Charles Street Avenue & Towson Town Boulevard  
     6730 N. Charles Street  
 Wheeler Hall (Loyola High School Building)  
     500 Chestnut Avenue  
 Sherlock Swan House (at Loyola High School)  
     500 Chestnut Avenue  
 Morningson  
     Brook Road & Greenbrier  
 Eudowood Barn, on Baltimore County Public School Loch Raven  
     Middle, near Pleasant Plains Road  
 Victorians  
     on Linden Terrace - unit block  
 Idlewylde, United Methodist Church  
     1000 Regester Avenue  
 Stephens Hall, Towson State University  
     7900 York Road  
 Glen Esk, Towson State University  
     8100 York Road  
 Elks Club  
     4 W. Pennsylvania Avenue  
 First National Bank  
     405 Washington Avenue  
 1937 Post Office  
     101 W. Chesapeake Avenue  
 Immaculate Conception Church and  
     Its Buildings  
     Joppa Road and Bosley Avenue  
 Calvary Baptist Church  
     122 W. Pennsylvania Avenue  
 Wayside Cross  
     York and Shealey Avenue  
 M&P Railroad Bridge Abutments  
     York Road North of  
     Susquehanna Avenue  
 Maryland National Bank  
     501 York Road  
 Towson Theatre (Facade on York Road)  
     512 York Road  
 Union News  
     26 W. Pennsylvania Avenue  
 Parker's Store  
     11 W. Allegheny Avenue  
 Methodist Protestant Church  
     410 Delaware Avenue  
 Hutzler's  
     Dulaney Valley & East Joppa Roads  
 Dr. Jarrett Office Building  
     115 West Joppa Road

C. COMMUNITY CONSERVATION: TOWSON

The community expressed concerns to the Planning Board that the Walmsley Plan for Towson did not address the impacts resulting from development in the town center on adjacent residential neighborhoods. Both the GTCCA and individual neighborhood associations identified a range of specific issues affecting Towson residential areas which they felt were not adequately addressed in the plan.

The Greater Towson Council of Community Associations requested the inclusion of residential neighborhoods in the Towson Plan as Community Conservation Areas and the establishment of an advisory group to help the Planning Board deal with the following issues:

- a. special exceptions, waivers, and variances;
- b. selected down zoning;
- c. revised RO legislation to protect adjacent residential areas by limiting Class B office buildings;
- d. ways to preserve open space in residential areas;
- e. development of a coherent policy on community care centers, which could apply to Towson;
- f. application of the livability code to all residences in the Towson Plan area;
- g. absentee landlords, investment properties, and vacant houses;
- h. the need to establish a Towson Community Conservation Area Trust for preservation and upkeep of residential properties; this could include acquisition of properties "suffering from years of neglect" and could be funded from development fees in the urban center;
- i. the need for pedestrian-friendly access to the Towson core including a shuttle service between the contiguous and outlying communities and the core; and
- j. the diversion of existing and future traffic from residential areas.

The Planning Board Sub-committee responded by expanding the boundaries of the Towson planning area to include all areas impacted by development in the Towson core and set up an advisory group to deal specifically with Community Conservation.

The group identified the following list of specific concerns, which in general, reinforced the issues raised earlier by GTCCA:

- a. absentee landlords (includes issues with RO and multi-family);
- b. control over undeveloped land; keeping it as "open space";
- c. control over infill development (compatibility);
- d. concern about permitted uses, if an existing acceptable use leaves;
- e. enforcement:
  - extend exterior livability code to all properties;

- . zoning violations, make zoning violations civil crimes with substantial fines;
- f. rooming and boarding houses;
- g. traffic;
- h. nonresidential parking;
- i. problems with RO and offices in homes;
- j. special exceptions/variances/waivers (burden of proof should shift to petitioner);
- k. enhancement of existing strip commercial/encouraging commercial uses that the community finds desirable -- (offer incentives);
- l. liquor licenses;
- m. increase in the jail population in a residential area;
- n. coexistence with TSU;
- o. vacant properties "intervention buying" ( earmark violation dollars for purchase of properties by County);
- p. pedestrian access to core;
- q. preservation of historic structures; and
- r. eliminate core exemption from basic services.

Each advisory group member then was asked to rank the top six issues in order of priority. The responses were weighted, with the top choice getting six points, the sixth getting one point. Results are as follows:

# Resp.	Issue	Points
6	Traffic/parking	30
5	No spec. excepts./variances/waivers	28
6	Control/preserve undeveloped land	23
5	Control RO/offices in homes	18
5	Enforcement (various issues)	18
4	Basic services exemption	13
3	Towson State University	3
3	Absentee landlords	3
2	Enhance/promote desirable commercial	2
1	Pedestrian access to core	2

(Also mentioned: Jail, historic structures)

The adoption of proposed CCA overlay district provisions set out in the Towson Community Plan will address the concerns expressed by the community representatives. Once the Towson Community Plan is approved by the County Council, legislation to establish a Towson Community Conservation overlay district will be prepared and submitted to the Planning Board and County Council for review and approval.

## D. EAST TOWSON COMMUNITY CONSERVATION

### 1. Statement of Community Purpose

The residents of East Towson have, through this Plan, expressed our hopes, and desires through faith for the preservation and restoration of our historic African American Community. The document was developed over a 10 month period of time, and is a final response to our community's struggle to remain the oldest existing community in Towson. Our morals and values are not those of materialistic quantities or qualities, but of a higher magnitude.

Although zoning changes were made in 1971 to encourage commercial redevelopment in our community, the residents have remained steadfast to our roots and values, and still residents have been displaced by the "ring road." A constant reminder of the past is what East Towson is. Many want to erase from our memories and not allow future generations to accept our many cultural differences.

Not until we can collectively accept where we came from, will we be able to grow forward as one. We are no different in some respects to other communities. We raise our children to love who and whose they are; to have self respect, dignity, and pride, to teach them to become productive, upstanding moral citizens. Can we do this living someplace else? Yes, but shouldn't we have the choice?

As you examine this document, examine your hearts. Ask yourselves, how you would feel if you lived in East Towson, or your parents, grandchildren or children. Would you not want them to have the opportunity to pursue liberty and happiness in the place of their choosing?

### 2. Design Plan Credits

The East Towson Enhancement Area Design Plan was prepared by Neighborhood Design Center urban designer Keith Weaver in conjunction with the Northeast Towson Improvement Association, representatives of the Baltimore County Office of Planning and Zoning and Department of Community Development, NCD architect Warren Anderson, AIA, NDC Board members and staff.





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### **EAST TOWSON COMMUNITY CONSERVATION ACTION PLAN**

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